



CURANUM

Good care has a home.

QUARTERLY REPORT 3/2010

IN THE PERIOD FROM JULY 1 TO SEPTEMBER 30, 2010



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MACROECONOMIC ENVIRONMENT IN THE THIRD QUARTER

In overall terms, gross domestic product growth continued at a gratifying pace in the third quarter. The business climate index also continued to climb. The consumer price index was up by 1.3 % as of September. The care sector was also able to benefit from this trend since it is characterized by a high degree of competitive pressure due to available capacities. In addition, the *Act concerning Mandatory Working Conditions in the Care Sector* came into force on August 1, 2010. This act generally aims to set the minimum wage at € 8.50 in the western federal states, and at € 7.50 in the eastern federal states.

CURANUM BUSINESS TRENDS

PROFITABILITY

Third-quarter revenue was up by 1.7 % year-on-year (€ 1.1 million) to reach € 66.8 million. This increase was mainly due to the start-up of care homes in Braunschweig and Wachtendonk. Capacity at existing Curanum facilities also reported a pleasing trend in the third quarter, reaching the previous year's level.

As a consequence, revenue during the first nine months of 2010 rose by 1.5 % year-on-year (€ 2.8 million) to reach € 195.9 million.

The personnel expense increased at a disproportionately faster rate of 4 % (€ 1.3 million) in the third quarter, to a level of € 34.0 million. Correspondingly, the personnel cost ratio was up by 1.1 percentage points to 50.9 %. The increase was primarily due to the start-up of the new facilities in Braunschweig and Wachtendonk, as well as to a slight increase in the proportion of temporary help work. The introduction of the statutory minimum wage, and restructuring-related special effects, also burdened this item.

At € 100.2 million as of September, the personnel expense was up by € 2.7 million compared with the previous year, and the personnel cost ratio, at 50.9 %, was 0.6 percentage points above the previous year's level. The trend in our personnel costs also reflects our entrepreneurial concept of ensuring a consistently high level of care quality also when framework conditions change.

The third-quarter rental expense of € 13.8 million was at the previous year's level. This is mainly due to relief effects arising from the sale-and-lease-back concept for our home in Greiz and a new finance lease contract for our home Geseke as well as burdening effects arising from contractually agreed rental adjustments for some homes.

As of September, the rental expenses reduced slightly, by € 0.2 million, to € 41.4 million.

In the materials expenses area, it was particularly expenses for maintenance measures that underwent a significant increase of € 0.3 million in the third quarter, while quarterly earnings were relieved by savings of € 0.6 million in the energy area. Over the nine-month period, it is primarily the groceries and maintenance cost items that experienced a marked rise of € 1.2 million, while a cumulative amount of € 0.6 million was saved in the energy area through the conclusion of new contracts.

Consequently, operating EBITDA earnings, in other words, earnings before interest, tax, depreciation and amortization, were almost unchanged at € 7.4 million, allowing the second quarter's falling earnings trend to be reduced.

During the first nine months of the 2010 financial year, cumulative EBITDA of € 19.2 million was achieved, which is € 0.9 million below the EBITDA of the 2009 comparable period.

Third-quarter depreciation / amortization rose by € 0.2 million to € 2.7 million due to our higher investment rate in order to improve the construction quality of our facilities, the start-up of new facilities, and the sale-and-lease-back concept for our facility in Greiz and the new finance lease contract Geseke. A notable book gain was unconnected with the sale-and-lease-back transaction.

As a consequence, depreciation / amortization was up by € 0.3 million to € 7.6 million as of September.

The decline in EBIT earnings, in other words, earnings before interest and tax, was slowed in the third quarter of 2010, as a consequence of which EBIT of € 4.7 million was around € 0.3 million below the previous year's level. Accordingly, cumulative EBIT amounted to € 11.6 million as of September. This was € 1.2 million less than in the previous year.

The third-quarter net financial result reached € -2.5 million, and worsened slightly by € 0.2 million. This was particularly due to an interest expense following a retrospective tax payment for a corporate group that was acquired in 2008. This retrospective tax payment was due, in turn, to an external audit. The cumulative net financial result stood at € -7.3 million in the first nine months of 2010, € 0.6 million worse than in the previous year.

The post-tax result amounted to € 1.4 million in the third quarter, € 0.6 million below the previous year's level. Earnings per share amounted to € 0.04 as a consequence. Earnings after tax reached € 1.4 million as of September, which also corresponds to earnings per share of € 0.04.

NET ASSETS

The Group's total assets at the end of the third quarter increased by € 31.9 million, or 13.5 %, compared with the start of the year, to reach € 268.3 million.

On the assets side of the balance sheet, the cash position was up significantly, by € 15.5 million to € 24.4 million. Along with some special effects related to the reporting date, the receipt of the payment arising from the sale of the Greiz property had a particularly positive impact.

Property, plant and equipment rose by € 18.6 million to € 214.4 million. This is mainly due to the capitalization of our new facility in Wachtendonk, new finance lease contracts for Geseke and Greiz and investments in existing facilities and the laundry.

While current financial liabilities fell by € 6.6 million to € 8.0 million, in order to better reflect the non-current nature of our business, we topped up non-current financial liabilities by € 3.7 million to € 74.6 million.

Trade accounts payable rose by € 2.2 million to € 7.4 million. Other current liabilities increased by € 4.0 million to € 18.2 million, reflecting reporting date factors. The € 1.4 million increase in current provisions since January 1, 2010 to reach € 4.0 million (+ € 2.6 million) is primarily due to the personnel expenses due as of the end of the financial year.

Liabilities arising from income taxes rose by € 1.3 million is due to a retrospective tax payment on the basis of an external audit for a corporate group acquired in 2008. Finally, lease liabilities were down by € 22.6 million to € 81.4 million due to the start-up of a new facility, one sale-and-lease-back transaction and one new finance lease contract. Overall, equity increased by € 1.2 million to € 67.3 million.

FINANCIAL POSITION

The cash flow of the Curanum Group amounted to € 15.5 million as of September 2010. It consists of cash flow from operating activities of € 25.4 million (previous year: € 14.1 million), cash flow from investing activities of € 0.2 million (previous year: € -3.7 million), and cash flow from financing activities of € -10.1 million (previous year: € -12.8 million).

The € 11.3 million increase in operating cash flow is mainly due to special effects related to the reporting date. In the investing area, payments received from the refinancing of a sale-and-lease-back transaction are almost fully offset by investments in our facilities, which almost doubled compared with the previous year, to reach € 5.1 million. Of this amount, € 1.3 million was attributable to the third quarter (previous year: € 0.7 million).

The € 2.6 million reduction in the cash outflow from financing activities is primarily due to the discontinuation of the dividend payment for the 2009 financial year, which does not become effective in cash terms until the year under review.

STAFF AND MANAGEMENT BOARD

At an average of 6,275 staff in the third quarter, this figure was 184 staff members higher than in the comparable period of the previous year (previous year: 6,091). Curanum currently employs 293 trainees and interns (previous year: 278).

On September 3, 2010, the Supervisory Board recalled Mr. Bernd Rothe from office as CEO, and appointed Mr. Walther Wever as his successor as of October 1. As a consequence, Curanum AG's Management Board is composed of the following members:

Walther Wever, Chief Executive Officer,
Sabine Weirich, Chief Operating Officer,
Judith Barth, Chief Financial Officer

THE SHARE

The Curanum share opened on July 1, 2010 at a price of € 2.23, and closed on September 13, 2010 at a price of € 2.25. The average daily turnover in the share during the third quarter of 2010 was 9,323 shares. The average daily turnover in the XETRA electronic trading system was 21,737 shares during the last nine months.

RISKS AND OPPORTUNITIES ATTACHED TO BUSINESS DEVELOPMENT

There have been no changes to the risks and opportunities attached to our business development compared with the situation described in the 2009 annual report.

OUTLOOK

It is expected that the German economy will continue its uptrend, with domestic demand comprising a key driver for this development. The care sector will also benefit from this trend, and from the fact that the number of individuals over 60 years of age will grow by almost 8.0 million by 2030.

This growth is nevertheless confronted by a shortage of care insurance funding resources. The effects arising from a draft bill, which is currently being prepared by the Federal Ministry for the Family, are also awaited. This bill is aimed at enabling relatives to care for family members while also working, through the provision of flexible working models with proportional salary compensation, among other things.

We anticipate that our fourth-quarter business trend will continue to develop positively along with a slight rise in utilization rates. We are retaining the revenue target that we announced in the half-yearly report of € 261.5 million to € 263.5 million, and operating EBITDA between € 25.0 million and € 27.0 million. We are also assuming that we will continue along our growth path in the coming year.

Munich, November 2010

The Management Board

CONSOLIDATED INCOME STATEMENT

for the period from January 1 to September 30, 2010

in T€	Q3/2010	Q3/2009	9M/2010	9M/2009
1. REVENUE	66,807	65,721	195,948	193,105
2. Cost of sales	56,902	55,909	169,793	167,022
3. GROSS PROFIT	9,905	9,812	26,155	26,083
4. Selling and marketing expenses	321	314	904	917
5. General administration expenses	5,479	4,911	14,672	14,197
6. Other operating expenses	191	180	1,745	801
7. Other operating income	792	671	2,753	2,679
8. OPERATING PROFIT	4,706	5,078	11,587	12,847
9. Interest and similar expenses	2,570	2,323	7,317	6,818
10. Other interest and similar income	18	13	52	114
11. EARNINGS BEFORE INCOME TAXES	2,154	2,768	4,322	6,143
12. Actual tax expenditure	677	664	2,370	1,554
13. Deferred tax expense	99	116	578	422
14. EARNINGS AFTER INCOME TAXES	1,378	1,988	1,374	4,167
of which earnings attributable to minority interests	-15	-3	-49	-22
of which earnings attributable to CURANUM AG shareholders	1,393	1,991	1,423	4,189
Earnings per share, basic	0.04	0.06	0.04	0.13
Earnings per share, diluted	0.04	0.06	0.04	0.13
Number of outstanding shares taken as basis	32,267,835	32,254,898	32,267,835	32,289,742

CONSOLIDATED BALANCE SHEET

as of September 30, 2010

ASSETS in T€	30.09.2010	31.12.2009
Current assets		
Cash and cash equivalents	24,373	8,899
Trade receivables	6,612	6,482
Inventories	931	921
Other assets	3,980	5,413
Income tax receivables	820	953
Securities	374	372
TOTAL CURRENT ASSETS	37,090	23,040
Non-current assets		
Property, plant and equipment	146,354	127,253
Other intangible assets	2,300	2,794
Goodwill	65,718	65,718
Deferred tax	9,065	9,196
Other assets	7,817	8,443
TOTAL NON-CURRENT ASSETS	231,254	213,404
TOTAL ASSETS	268,344	236,444

EQUITY AND LIABILITIES in T€	30.09.2010	31.12.2009
Current liabilities		
Leasing liabilities	4,701	4,169
Financial liabilities	8,047	14,646
Trade payables	7,387	5,226
Provisions	4,008	1,363
Income tax liabilities	1,382	78
Other liabilities	18,191	14,225
TOTAL CURRENT LIABILITIES	43,716	39,707
Non-current liabilities		
Leasing liabilities	76,649	54,089
Financial liabilities	74,592	70,891
Deferred tax	5,967	5,564
Provisions	95	95
TOTAL NON-CURRENT LIABILITIES	157,303	130,639
Equity		
Issued share capital	32,660	32,660
Additional paid-in capital	32,303	32,303
Treasury shares	-1,241	-1,241
Revenue reserve	1,749	-4,037
Consolidated net income	1,423	5,870
Other comprehensive income	431	543
TOTAL EQUITY	67,325	66,098
TOTAL EQUITY AND LIABILITIES	268,344	236,444

CONSOLIDATED CASH FLOW STATEMENT

in the period from January 1 to September 30, 2010

in T€	30.09.2010	30.09.2009
I. OPERATING ACTIVITIES		
Result before taxes and minority interests	4,322	6,143
Depreciation/amortization	7,622	7,268
Other interest and similar income	-52	-114
Interest and similar expenses	7,317	6,818
Gains from the disposal of assets	-152	19
Other	748	0
Increase/decrease in provisions	2,533	4,489
Change in working capital	8,089	-4,583
Income taxes paid	-2,310	-2,429
Income taxes received	1,243	297
Interest paid	-4,025	-3,885
Interest received	52	91
Cash flow from operating activities	25,387	14,114
II. INVESTING ACTIVITIES		
Acquisition of other business units	0	-1,159
Cash outflows for investments in property, plant and equipment, and intangible assets	-5,142	-2,572
Proceeds from the disposal of property, plant and equipment	5,385	0
Cash flow from investing activities	243	-3,731
III. FINANCING ACTIVITIES		
Cash inflows from drawing down of financial liabilities	1,040	0
Cash outflows for redemption of financial liabilities	-4,838	-3,421
Cash outflows for finance leasing (interest and redemption components)	-6,358	-5,848
Cash outflow for repurchase of own shares	0	-271
Distributions to shareholders	0	-3,225
Cash flow from financing activities	-10,156	-12,765
Cash-effective change in cash and cash equivalents	15,474	-2,382
Cash and cash equivalents at the start of the period	8,899	10,014
Cash and cash equivalents at the end of the period	24,373	7,632

TOTAL COMPREHENSIVE INCOME STATEMENT

for the period from January 1 to September 30, 2010

in T€	Q3/2010	Q3/2009	9M/2010	9M/2009
EARNINGS AFTER INCOME TAXES	1,378	1,988	1,374	4,167
Gains/losses from change in fair value of financial instruments deployed for hedging purposes	192	-83	-105	-541
Gains/losses from measurement of securities available for sale	1	9	1	0
Gains/losses from other earnings-neutral changes	-13	-14	-40	-41
Deferred tax relating to earnings-neutral components of comprehensive income for the period	-57	24	32	161
Total value changes reported in equity	123	-64	-112	-421
TOTAL OF EARNINGS AFTER INCOME TAXES AND VALUE CHANGES REPORTED IN EQUITY	1,501	1,924	1,262	3,746
of which attributable to minority interests	-15	-3	-49	-22
of which attributable to CURANUM AG shareholders	1,516	1,927	1,311	3,768

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
for the period January 1 to September 30, 2010

in T€	Share capital	Additional paid-in capital	Retained earnings	
			Accumulated profit/loss	Other retained earnings
01.01.2009	32,660	32,303	-7,663	-136
Comprehensive after-tax income for the period	--	--	3,807	-16
Dividend distribution	--	--	--	--
Repurchase of own shares	--	--	--	--
Miscellaneous changes (minority interests)	--	--	--	-22
30.09.2009	32,660	32,303	-3,856	-174
01.01.2010	32,660	32,303	-3,856	-181
Comprehensive after-tax income for the period	--	--	5,870	-35
Miscellaneous changes (minority interests)	--	--	--	-49
30.09.2010	32,660	32,303	2,014	-265

Repurchase of own shares	Consolidated profit/loss	Other comprehensive income		Shareholders' equity
		Revaluation reserve	Cash flow hedge	
-970	7,032	1,504	-626	64,104
--	360	-41	-380	3,730
--	-3,225	--	--	-3,225
-271	--	--	--	-271
0	22	--	--	0
-1,241	4,189	1,463	-1,006	64,338
-1,241	5,870	1,448	-905	66,098
--	-4,496	-39	-73	1,227
--	49	--	--	0
-1,241	1,423	1,409	-978	67,325

1. GENERAL INFORMATION ON THE COMPANY

CURANUM AG (hereinafter referred to as „CURANUM“ or the „Company“), located at Maximilianstrasse 35c, came into existence in November 2000 as a result of the merger of Bonifatius Hospital & Seniorenresidenz AG (founded in 1994 and listed on the stock market since 1998) and CURANUM AG, Munich (founded in 1981). The corporate purpose of CURANUM AG is the setting up and operating of senior citizens' residences and care homes.

2. ACCOUNTING AND VALUATION PRINCIPLES

With the exception of the special circumstances detailed below, the accounting and valuation principles are identical to those used for reporting purposes as of December 31, 2009. Please refer to the related notes in the consolidated financial statements as of December 31, 2009.

BASIS OF PREPARATION

These unaudited quarterly financial statements have been prepared according to International Financial Reporting Standards (IFRS). As of the time of transfer to IFRS on January 1, 2004, CURANUM AG prepared a set of opening accounts that provide the starting point for IFRS accounting.

The income statement has been prepared according to the nature of expense method.

These quarterly financial statements have been drawn up in harmony with IAS 34, and do not necessarily contain all information presented in the consolidated financial statements. Reference should be made to the consolidated financial statements as of December 31, 2009, which were prepared according to IFRS.

These quarterly financial statements have been prepared in euros (€). All values have been rounded to the nearest thousand euros (T€) unless otherwise stated.

DECLARATION OF AGREEMENT WITH IFRS

The interim financial statements of CURANUM AG and its subsidiaries were prepared in accordance with International Financial Reporting Standards (IFRS) as approved by the EU.

SCOPE OF CONSOLIDATION

Name	Registered office	Interest 1) in %
The following German companies were fully consolidated as of September 30, 2010 (in alphabetical order):		
Altenheimbetriebsgesellschaft Ost GmbH ²⁾	Munich	100.00
Altenheimbetriebsgesellschaft Süd GmbH ²⁾	Munich	100.00
Altenheimbetriebsgesellschaft West GmbH ²⁾	Munich	100.00
Alten- und Pflegeheim Sieglar GmbH ²⁾	Munich	100.00
Bad Schwartauer AVG Altenheim-Vermietung GmbH & Co. KG	Munich	95.00
CURANUM AG (Muttergesellschaft)	Munich	--
CURANUM Bad Hersfeld GmbH ²⁾	Munich	100.00
CURANUM Baubetreuung und Immobilienmanagement GmbH	Munich	100.00
CURANUM Bessenbach GmbH ²⁾	Munich	100.00
CURANUM Betriebs GmbH ²⁾	Munich	100.00
CURANUM Franziskushaus GmbH ²⁾	Gelsenkirchen	100.00
CURANUM Holding GmbH ²⁾	Munich	100.00
CURANUM Verwaltungs- und Beteiligungs GmbH & Co. KG ²⁾	Munich	100.00
CURANUM Westfalen GmbH ²⁾	Munich	100.00
ELISA Seniorenstift GmbH ²⁾	Munich	100.00
FAZIT Betriebsträgergesellschaft für soziale Einrichtungen mbH ²⁾	Nuremberg	100.00
GAP Media Service GmbH ²⁾	Munich	100.00
Krankenheim Ruhesitz am Wannsee-Seniorenheimstatt GmbH ²⁾	Berlin	100.00
OPTICURA Service GmbH ²⁾	Munich	100.00
Residenz Niederrhein GmbH ³⁾	Munich	100.00
RIAG Seniorenzentrum „Ennepetal“ GmbH & Co. KG	Munich	99.60
RIAG Seniorenzentrum „Erste“ GmbH & Co. KG	Munich	100.00
RIAG Seniorenzentrum „Zweite“ GmbH & Co. KG	Munich	100.00
ROSEA Grundstücks-Vermietungsgesellschaft mbH & Co.		
Objekt Liesborn KG	Duesseldorf	94.00
Seniorenzentrum Hennef GmbH ²⁾	Munich	100.00
Service Gesellschaft West GmbH ²⁾	Munich	100.00
VGB Beteiligungs- und Verwaltungs GmbH	Munich	94.00
Wäscherei Ellerich GmbH ²⁾	Kaisersesch	100.00
The following foreign companies were fully consolidated as of September 30, 2010		
CB Seniorenresidenz Armbrustergasse GmbH	Vienna/Austria	94.00
CB Managementservice GmbH	Kitzbuehel/Austria	94.00

1) unless otherwise stated, the equity interest corresponds to the level of voting rights

2) these companies are exempt from the requirement to prepare, audit and publish annual financial statements and management reports in accordance with the provisions applying to incorporated firms

3) formerly Residenz Lobberich GmbH

CHANGES TO ESTIMATES PURSUANT TO IAS 8.32 FF

The 1998-2001 external audit of Elisa Seniorenstift GmbH, which the CURANUM Group acquired in 2008, resulted in retrospective tax payments of T€ 945 including interest.

As a change to an estimate, retrospective tax payments due to an external audit must be recognized through profit or loss during the period in which this information becomes known. This resulted in T€ 945 of provisions for taxes and interest payments in this set of quarterly financial statements.

DISPOSAL OF A PROPERTY AS PART OF A SALE-AND-LEASE-BACK TRANSACTION

With a notary deed dated March 23, 2010, two properties on which CURANUM operates care facilities were sold. CURANUM owned one of the two properties. New rental agreements were concluded with the new owner. These agreements qualify as finance leases according to IFRS.

The Group received a cash inflow of € 5.4 million from the sale of the property owned by CURANUM. The disposal proceeds in excess of the carrying amount total T€ 156, and must be distributed over the lease's duration pursuant to IAS 17.59.

The second property, which CURANUM does not own, will be reported as a finance lease when the new rental agreement commences on August 2, 2010.

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT

The „cash outflow for redemption of financial liabilities“ item in the cash flow from financing activities area contains a cash outflow arising from a currency exchange-rate loss. Please refer to the related explanatory notes in the 2010 half-yearly report for more information about this item.

EARNINGS PER SHARE

Please refer to the note to the income statement in these quarterly financial statements concerning earnings per share.

RELATED PARTIES

Please refer to the notes to the consolidated financial statements as of December 31, 2009 concerning related parties disclosures. This set of interim financial statements also contains provisions in connection with the changes to the company's Management Board that occurred in the third quarter of 2010.

3. SEGMENT REPORTING

The CURANUM Group renders all services for an identical group of customers. The risk and opportunity profiles of the services are not significantly different, and they are interdependent. The internal reporting structure of the company equally makes no segmental differentiation. In addition, the company is active primarily on the German market. Segmental reporting is not performed because the company cannot be divided into either different business segments or different geographical segments.

Revenue of T€ 4,696 was generated with external customers by foreign subsidiaries between January and September 2010. This set of quarterly financial statements includes non-current assets of T€ 954 relating to these facilities.

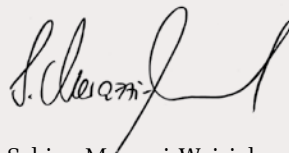
4. CONTINGENT LIABILITIES AND CLAIMS

Contingent liabilities are not recognized in the quarterly financial statements. They are disclosed in the notes to the consolidated financial statements except where a possibility of an outflow of resources embodying economic benefits is highly unlikely.

Contingent claims are not recognized in the quarterly financial statements. They are entered in the notes to the consolidated financial statements, however, when the inflow of economic benefits is likely.



Walther Wever
Chairperson of the Management
Board



Sabine Merazzi-Weirich
Management Board member



Judith Barth
Management Board member

CONTACT

If you should have further questions concerning our company
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CURANUM

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